

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – Hyderabad District – Saidabad Mandal – Transfer of Rights on certain occupations / encroachments of specified categories of unassigned Government lands – Application of Sri G.V.Ranga Raju S/o G.Ranga Raju for regularization of encroached Government land an extent of 1288 square yards in Premises No.16-2-738/4/6/2 and Premises No.16-2-738/4/6/2/A Gaddiannaram, Saidabad Mandal, Hyderabad District – Permission accorded – Orders – Issued.

Revenue (Assignments.III) Department

G.O. Ms. No. 1622

Dated 16 .08.2011.

- (1) G.O. Ms. No.166, Revenue (Assn.POT) Department, dated 16.2.2008.
- (2) From the Chief Commissioner of Land Administration, AP Hyderabad Letter No. BB2/38/2010, dated 06.03.2010.
- (3) Government Memo. No. 12886/Assn.III(2)/2010-1 dated 04.05.2010.
- (4) From the Chief Commissioner of Land Administration, AP Hyderabad Letter No. BB2/38/2010, dated 02.06.2011.

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ORDER :-

Sri Gokaraju Venkata Ranga Raju S/o Gokaraju Ranga Raju R/o West Godavari District has put in an application (Sl. No. 18123 dated 27.6.2008) to the District Collector Hyderabad requesting for regularization of Government land to an extent of 748 Square Yards in Premises No. 16-2-738/4/6/2, in TS No. 5/1, Block 'F', Ward No.170, (Sy. No. 318/1) Asmangadh, Gaddiannaram (V), Saidabad Mandal, Hyderabad District on payment of cost as per G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008. In the application it has been indicated he has occupied the land from 17-01-1966. He has enclosed the Sale Deed vide Doc. No. 118 of 1966. He has also reported that WP No.20858 of 2007 is pending.

2. Sri Gokaraju Venkata Ranga Raju S/o Gokaraju Ranga Raju R/o West Godavari District has also put in an another application (Sl. No. 18124 dated 27.6.2008) to the District Collector Hyderabad requesting for regularization of Government land an extent of 540 Square Yards in Premises No. 16-2-738/4/6/2/A, in TS No. 5/1, Block 'F', Ward No.170, (Sy. No. 318/1) Asmangadh, Gaddiannaram (V), Saidabad Mandal, Hyderabad District on payment of cost as per G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008. In the application it has been indicated that he has occupied the land from 17-01-1966. He has enclosed the Sale Deed vide Doc. No. 118 of 1966. He has also reported that WP No.20858 of 2007 is pending. Both the above two applications have been clubbed and the total extents comes to 1288 Square Yards in the same premises i.e. Premises No.16-2-738/4/6/2 and Premises No.16-2-738/4/6/2/A.

3. The Tahsildar Saidabad has reported that the applicant's applications for regularization under G.O. Ms. No.166, dated 16.2.2008 got enquired and following details were given.

4. Sri Gokaraju Venkata Raju S/o G.Ranga Raju has applied for regularization of Government land for an extent of 1288 Square Yards in Premises No. 16-2-738/4/6/2 and Premises No. 16-2-738/4/6/2/A of Gaddiannaram (V), Saidabad (M), Hyderabad District falls in TS No. 5/1, Block 'F', Ward No.170, correlated to Sy. No. 318/1 of Saidabad (M), Hyderabad District, the premises area has been measured with the help of RMO Computer Land Records. It has been recorded in Column No.(10) as " Kharij Khata" and in column (20) as " HEH Nizam Patta" and it is vacant and the said land is Government Kharj Khata. It has also been reported that 'NOC' was rejected earlier in view of W.P. No. 20858/07 and LGC No.54 of 2002 which are pending. It has also been reported that built-up area is 48 Square Yards and vacant area is 700 square yards (total 748 square yards). Date and Number of Registered Document purchased is 118, dated 1966. Date of water supply connection dated 20.6.1989. WP No. 20858 of 2007 and LGC No. 54 of 2002 are pending.

contd.2.

5. The District Collector Hyderabad vide his letter dated 4.1.2010 addressed to C.C.L.A. while giving the report of the Tahsildar has further reported that the case was inspected by the District Level Committee Members and recommended the case for regularization for an extent of 1288 Square Yards and the matter was placed before the District Level Committee held on 30.11.2009 and the Committee has recommended the case for regularization.

6. The District Collector has also stated that basic value of the land is Rs. 3,360/- per square yard as on 31.12.2003. Depreciation has been given maximum percentage of 75% by taking the Sale Deed dated 1966. Surcharge 25% has been added since it is a prime land. After depreciation and surcharge adding the amount payable by the applicant is Rs. 19, 96,050/- (Rupees Nineteen lakhs ninety six thousand and fifty) only.

7. The Special Chief Secretary and Chief Commissioner of Land Administration, Ap – Hyderabad in his letter dated 6.3.2010 has reported that the proposal of the District Collector for regularization of Government land encroached by Sri G.Venkata Ranga Raju S/o G.Ranga Raju to an extent of 1288 Square Yards in Pr. No. 16-2-738/4/6/2, and Pr. No. 16-2-738/4/6/2/A Gaddiannaram, Saidabad Mandal, Hyderabad District was placed before the Regularization Committee held on 19.2.2010. The Committee have recommended the proposal on payment of basic value of Rs.3,360/- as on 31.12.2003 and the total amount payable is Rs. 19, 96,050/- (Rupees Nineteen lakhs ninety six thousand and fifty) only. While enclosing the minutes and connected record the C.C.L.A has requested the Government for issue of necessary orders in the matter.

8. When called for a further report, the Special Chief Secretary and Chief Commissioner of Land Administration has furnished the certified copies obtained from Sub-Registrar, Azampur, Affidavit in LGC No. 4 of 2002 filed by Government and Undertaking obtained from applicant.

9. Government have examined the matter in the light of the policy guidelines issued in G.O. Ms. No. 166, Revenue (Assn.POT) Department dated 16.2.2008 and after careful consideration of the recommendations of the Regularization Committee hereby accord permission for regularization of Government land measuring an extent of 1288 square yards in an extent of 1288 square yards in Premises No.16-2-738/4/6/2 and Premises No.16-2-738/4/6/2/A, in TS No. 5/1, Block 'F', Ward No.170, (Sy. No. 318/1) Asmangadh, Gaddiannaram (V), Saidabad Mandal, Hyderabad District in favour of Sri G.V.Ranga Raju S/o G.Ranga Raju on payment of charges of Rs. 19, 96,050/- (Rupees Nineteen lakhs ninety six thousand and fifty) only as per the G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008 as recommended by the State Level Regularization Committee in its meeting held on 19.02.2010. The above transfer of rights subject to ensuring the following conditions.

- (i) It is to be ensured that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated date i.e. 31.12.2003.**
- (ii) The Registered Document should be verified about its validity and genuineness and to be attested as recommended by the CCLA Committee before issuing Notice to the applicant for payment of charges.**
- (iii) The calculation should be verified as per matrix and confirm its correctness before giving notice to the applicant.**
- (iv) All other conditions prescribed in G.O. Ms. No.166, should be followed.**

contd.3.

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10. The Special Chief Secretary and Chief Commissioner of Land Administration, A.P. Hyderabad and the District Collector – Hyderabad shall take necessary further action accordingly.

11. The original records of O/o the District Collector – Hyderabad file bearing C.No.R1/6920/2009 containing 7 pages of Note File and 143 pages of Current File is returned herewith returned to the District Collector – Hyderabad. The receipt of the records may kindly be acknowledged.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT**

**To
The Special Chief Secretary and Chief Commissioner of
Land Administration, AP – Hyderabad.
The District Collector – Hyderabad.
[with orgnl.records]**

**Copy to:
The Applicant (through Collector-Hyderabad)**

/ Forwarded :: By Order /

SECTION OFFICER